

Staff Report



Zoning Case PD10-4 (Sundance Hospital)

City Council Meeting Date: 8-3-10

Document Being Considered: Ordinance

RECOMMENDATION

Following the public hearing, consider first and final emergency reading for Zoning Case PD10-4.

PRIOR BOARD OR COUNCIL ACTION

On July 14, 2010, the Planning and Zoning Commission recommended approval by a vote of 8-0-0.

REQUEST

The applicant requests to change the zoning on approximately 30.704 acres from "VG-A" (Village on the Green at Tierra Verde-Agriculture) to "VG-PD (Village on the Green at Tierra Verde-Planned Development) for a hospital, psychiatric" with concept brief approval; addressed at 7000 U.S. 287 Highway; generally located south of Eden Road and west of U.S. 287 Highway.

On June 14, 2010, the applicant submitted the attached letter requesting an emergency final reading for this case. The emergency final reading is being requested due to the time required for a very aggressive design and construction schedule and the lengthy licensing process.

ANALYSIS

The primary use on the subject site is a church. Fellowship of the Metroplex obtained a Certificate of Occupancy in August of 2000 and will soon be relocating. The existing primary structure is approximately 44,150 square-feet and constructed of 100-percent brick. There is one existing point of access to the site from U.S. 287 Highway with a 20-foot wide concrete driveway. Existing landscaping includes a stand of trees at the main entry and heavy natural stands of native trees to the north, south, and west. There are scattered stands of native trees on the east side of the building shielding the building and parking from the adjacent property. The site also includes an existing pond. The surrounding uses include undeveloped land to the north, Tierra Verde Golf Club, the City's golf course with Audubon Signature status, to the south, an Alzheimer's facility to the east, and Martin Luther King, Jr. Sports Center to the west.

The existing structure was built in 1985, for a hospital use. The applicant proposes to use the existing building once again as a hospital. The applicant has also agreed to provide an access easement for a pedestrian trail and connection along the western edge of the property, at the request of the City.

On December 13, 2006, City Council revised the Southwest Sector Plan with the adoption of the Tierra Verde Small Area Plan and the Village on the Green at Tierra Verde Master Plan. The Master Plan is a unique overlay district located west of U.S. 287 Highway in the southwest portion of the City. The purpose of the overlay district is to provide an area that will be a financially and environmentally sustainable community, memorable for its rural character, village-like atmosphere, mix of high quality housing options and complementary commercial activity.

The standards and uses set forth in the Village on the Green at Tierra Verde Overlay District apply only to the properties zoned "A" (Agriculture). The subject site is located in Village Centre. The future character of the Village Centre is one of low density residential.

FINANCIAL IMPACT

None

ADDITIONAL INFORMATION

Attached:

Ordinance with Exhibits A and B
Concept Brief (6 Pages)
Case Information with P&Z Summary
Applicant's Letter Requesting Emergency
Final Reading

Under separate cover:

None

Available in the City Secretary's office:

None

STAFF CONTACTS

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Ordinance No. 10-060

An ordinance changing the zoning classification on certain property known as 7000 U.S. 287 Highway to "VG-PD (Village on the Green at Tierra Verde-Planned Development) for a hospital, psychiatric" with Concept Brief; amending the Zoning District Map accordingly; amending the Zoning District Map accordingly; authorizing the building official to issue permits upon the effective date; providing for a fine of up to \$2,000.00 for each violation; providing this ordinance be cumulative; and providing for severability, governmental immunity, injunctions, declaring an emergency; publication, and an effective date.

WHEREAS, after notice and public hearing the Planning and Zoning Commission heard zoning case PD10-4 and recommended approval of the zoning amendment on July 14, 2010; and

WHEREAS, after notice and public hearing, and upon consideration of the recommendation of the Commission and of all testimony and information submitted during the public hearing, the City Council has determined that it is in the best interest of the public and in support of the health, safety, morals, and general welfare of the citizens that the zoning amendment be approved. Now therefore

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ARLINGTON, TEXAS:

1.

The zoning classification of certain property known as 7000 U.S. 287 Highway, described in Exhibit A, is hereby changed to "VG-PD (Village on the Green at Tierra Verde-Planned Development) for a hospital, psychiatric" with Concept Brief, and the Zoning District Map shall be amended to reflect the zoning change made by this ordinance. Development and use of the property shall be in compliance with this ordinance and the attached Concept Brief.

2.

The Building Official is hereby authorized and directed to issue permits in compliance with this ordinance, including all exhibits attached to this ordinance, immediately after the effective date of this ordinance. In the event of a conflict between the provisions in Exhibit B and the provisions in any other exhibit, the provisions in Exhibit B control.

3.

Any person, firm, corporation, agent or employee thereof who violates any of the provisions of this ordinance shall be guilty of a misdemeanor and upon conviction thereof shall be fined an amount not to exceed Two Thousand Dollars and No Cents (\$2,000.00) for each offense. Each day that a violation is permitted to exist shall constitute a separate offense.

4.

This ordinance shall be and is hereby declared to be cumulative of all other ordinances of the City of Arlington, and this ordinance shall not operate to repeal or affect any of such other ordinances except insofar as the provisions thereof might be inconsistent or in conflict with the provisions of this ordinance, in which event such conflicting provisions, if any, in such other ordinance or ordinances are hereby repealed.

5.

If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be unconstitutional, such holding shall not affect the validity of the remaining portions of this ordinance.

6.

All of the regulations provided in this ordinance are hereby declared to be governmental and for the health, safety and welfare of the general public. Any member of the City Council or any City official or employee charged with the enforcement of this ordinance, acting for the City of Arlington in the discharge of his/her duties, shall not thereby render himself/herself personally liable; and he/she is hereby relieved from all personal liability for any damage that might accrue to persons or property as a result of any act required or permitted in the discharge of his/her said duties.

7.

Any violation of this ordinance can be enjoined by a suit filed in the name of the City of Arlington in a court of competent jurisdiction, and this remedy shall be in addition to any penal provision in this ordinance or in the Code of the City of Arlington.

8.

The caption and penalty clause of this ordinance shall be published in a newspaper of general circulation in the City of Arlington, Texas, in compliance with the provisions of Article VII, Section 15, of the City Charter. Further, this ordinance may be published in pamphlet form and shall be admissible in such form in any court, as provided by law.

9.

This is an ordinance for the immediate preservation of the public peace, property, health and safety, and is an emergency measure within the meaning of Article VII, Sections 11 and 12, of the City Charter; and the City Council, by the affirmative vote of all of its members present and voting, hereby declares that this ordinance is an emergency measure, and the requirement that it be read at two (2) meetings, as specified in Section 11, is hereby waived.

10.

This ordinance shall become effective upon second publication.

PRESENTED, FINALLY PASSED AND APPROVED, on this the 3rd day of August, 2010 by a vote of 9 ayes and 0 nays at a regular meeting of the City Council of the City of Arlington, Texas.


ROBERT N. CLUCK, Mayor

ATTEST:


MARTHA GARCIA, Acting City Secretary

APPROVED AS TO FORM:
JAY DOEGEY, City Attorney

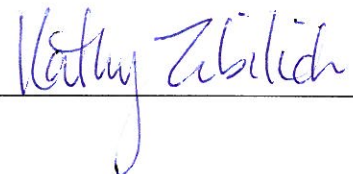
BY 

EXHIBIT "A"

BEING a 30.704-acre tract of land situated in the A.J. Russell Survey, Abstract Number 1279, Arlington, Tarrant County, Texas being a portion of that certain tract of land conveyed to Fellowship of Arlington according to the deed recorded in Volume 14488, Page 570, Deed Records of Tarrant County, Texas and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod in concrete found being the southwest corner of said Adventist tract, said iron rod also being the called southwest corner of said A.J. Russell Survey, said iron rod also being the northwest corner of a tract of land conveyed to the City of Arlington according to the deed recorded in Volume 12297, Page 1346, Deed Records, Tarrant County, Texas (D.R.T.C.T.);

THENCE, North 00°27'00" East, along the called west line of said A.J. Russell Survey and along the east line of a tract of land conveyed to the City of Arlington according to the deed recorded in Volume 12218, Page 1085, D.R.T.C.T., 1116.35 feet to a 3/4" iron rod found for corner;

THENCE, South 89°32'46" East, along the north line of a 150.00-foot wide T.E.S.CO. Highline Right-of-Way Easement according to the deed recorded in Volume 4007, Page 355, D.R.T.C.T. and the south line of a tract of land conveyed to Overcoming Church Center, Inc. according to the deed recorded in Volume 17233, Page 32, D.R.T.C.T., 584.74 feet to a 5/8-inch iron rod found for corner;

THENCE, North 45°00'25" East, continuing along the southerly line of said Overcoming Faith tract, 699.68 feet to a 1/2-inch iron rod found being in the existing westerly right-of-way line of said U.S. 287;

THENCE, the following courses along the existing westerly right-of-way line of said U.S. 287:

South 29°50'51" East, 331.74 feet to a highway monument found for corner;

South 33°46'50" East, 268.03 feet to a 1/2-inch iron rod found for corner, said iron rod being the most northerly northeast corner of Lot 2A, A.J. Russell Addition according to the plat recorded in Cabinet A, Slide 6795, Plat Records of Tarrant County, Texas

THENCE, South 44°59'34" West, along the northerly line of said Lot 2A, and the northerly line of Lot 2C7, A.J. Russell Addition according to the plat recorded in Cabinet A, Slide 10257, P.R.T.C.T., 704.09 feet to a 1/2-inch iron rod found for corner;

THENCE, South 00°25'53" West, along the west line of said Lot 2C7, 620.16 feet to a 1/2-inch iron rod found for corner, being the southwest corner of said Lot 2C7 and being in

the north line of a tract of land conveyed to said City of Arlington in the said deed recorded in Volume 12297, Page 1346, D.R.T.C.T.;

THENCE, North 88°37'45" West, along the north line of said City of Arlington tract, 864.52 feet to a one-inch pipe found for corner;

THENCE, North 87°32'09" West, continuing along the north line of said City of Arlington tract, 35.72 feet to the POINT OF BEGINNING. The tract of land herein described contains 30.704 acres of land;

AND being generally south of Eden Road and west of U.S. 287 Highway with the approximate address being 7000 U.S. 287 Highway.

EXHIBIT “B”

1. The zoning of this 30.704-acre site is “VG-PD (Village on the Green at Tierra Verde-Planned Development) for a hospital, psychiatric” with concept brief.
2. All structures are existing. There are no proposed new buildings or additions.
3. An access easement for a pedestrian trail and connection to the Martin Luther King, Jr. Sports Complex to the West may be voluntarily provided at the request of the Parks Dept in the future.
4. Use and development of the property must be in compliance with the attached Concept Brief (6 pages).
5. In the event of a conflict between the provisions in this Exhibit B and any other exhibits to this ordinance, the provisions of Exhibit B control.



CONCEPT BRIEF

101 West Abram Street
Arlington, Texas 76010
817-459-6502
www.arlingtontx.gov/planning

Case Number: PD-10-4

Form must be filled out completely. Please type or legibly print all information.

Address: 7000 S U. S. Highway 287

Legal Description: Lot(s) _____ Block(s) _____ Addition _____

Tract(s) _____ Survey(s) _____ A. J. Russell _____ Abstract(s) _____ Abstract 1279

Current Zoning: VGA Current Use(s): Former Psychiatric Hospital and Church

Proposed Zoning: PD Concept Brief Proposed Use(s): Psychiatric Hospital

How many structures, if any, are currently on site and the square footage of each? List which structures will remain and which will be demolished. The main building is approximately 44,150 sq. ft.; a secondary metal building is approximately 3,065 sq. ft., and a small framed shed is approximately 225 sq. ft. All buildings are existing and were occupied under previous Certificates of Occupancy. No buildings are planned to be demolished.

Gross Design Standards

The land uses and zoning that are adjacent to the subject site are (if a site is adjacent to a street, include the street name **and** the use across the street):

Direction	Current Land Use	Current Zoning
North	Undeveloped	VGO
East	US Hwy 287 and Community Service	State of Texas ROW & VG - CS
South	City of Arlington – Tierra Verde Golf Club	VGA
West	City of Arlington – MLK, Jr. Sports Club	VGA

Residential adjacency exists if a building site abuts a residential zoning district at any point or is directly across a public street or alley from a residential zoning district.

The gross design standards below without an explanation for exceptions cannot be varied through the "PD" process.

I. Points of Access

The exception to this standard can only be considered for non-residential sites with residential adjacency.

- ☐ Points of access will comply with City of Arlington ordinance requirements.

Describe points of access: There is one existing point of access only; a 20' wide concrete apron & drive from the access road of U. S. Hwy 287. The drive approach and road is private and there are no planned changes

- ☐ Points of access shall comply with City of Arlington ordinance requirements with the exception that this site will have access to local streets. (The Public Works Dept. must also approve this alternative.) This exception is being requested due to unusual topographic constraints, citing requirements, preservation of existing trees, and/or other undue hardship (describe):

N/A

II. Building(s) Orientation

Describe orientation of building(s): The main building and two out buildings are situated in the SE corner of the site near the South property line; adjacent to the City of Arlington Tierra Verde Golf Club. The buildings are shielded by a large stand of native trees and deep setbacks.

Maximum number and type of structures (specify which structures are proposed, currently exist, and square footage of each):

All structures are existing – there are no proposed new buildings or additions. The main building is approximately 44,150 sq. ft.; a secondary metal building is approximately 3,065 sq. ft. and a small framed shed is approximately 225 sq. ft. All buildings are existing and were occupied under previous Certificates of Occupancy.

III. Building Materials

The exception to this standard can only be considered for sites with residential adjacency.

- ☐ Building materials shall comply with City of Arlington ordinance requirements for residential adjacency. Describe color and type of building materials and minimum percentage of masonry on each exterior wall for all structures on site:

The primary building is 100% brick, less the window areas. It is a single story structure with a 5 in 12 roof pitch with composition shingle roofing. The building entries have flanking precast concrete columns; the brick is multi-color blend with a medium brown over all color. All roofs are hip roofs with pre-finished metal fascia trim. All building materials are existing and were compliant at the time of latest Certificate of Occupancy

- ☐ Building materials shall comply with City of Arlington ordinance requirements with the following exception(s):

N/A

This exception is being requested due to unusual topographic constraints, citing requirements, preservation of existing trees, and/or other undue hardship (describe):

N/A

IV. Building Line Setbacks

In instances where a transitional buffer is required due to residential adjacency, the building line setback shall correspond to that of a transitional buffer.

- ☐ Building line setbacks shall comply with City of Arlington ordinance requirements. The main building is approximately 100.0' from the South property line and approximately 130.0' from the East property line. The two out buildings are clustered along the South property line.

- ☐ Building line setbacks shall comply with City of Arlington ordinance requirements with the following exception(s):

N/A

This exception is being requested due to unusual topographic constraints, citing requirements, preservation of existing trees, and/or other undue hardship (describe):

N/A

V. Fences and Screens

Fences and screens shall comply with the visibility requirements for the City of Arlington.

- ☐ Fencing and screening requirements shall comply with the City of Arlington ordinance requirements. Describe the location, type and height of fencing and screening:

There is an existing cyclone type fence near the South property line encompassing a tennis court surface. In addition, there is a masonry screen on the North (public) side of the propane tank with cyclone type fencing on the other sides. There is a decorative fence on either side of the main entry with brick columns and corral style railings.

- ☐ Fencing and screening of loading docks and outside storage shall comply with City of Arlington ordinance requirements. Describe the location, type and height of fencing and screening of loading docks and outside storage on site:

The loading dock is incorporated into a service niche screened from the North and East (public sides) via the building and an 8' brick screen wall. The service niche is screened on the West by a matching 8' high wood fence. It will be repaired to restore the gates. This fence screens HVAC equipment, a dumpster, transformer and emergency generator pad.

- ☐ Screening required for residential adjacency and mechanical equipment shall comply with City of Arlington ordinance requirements.
- ☐ Screening required for residential adjacency and mechanical equipment shall comply with City of Arlington ordinance requirements with the following exception(s):

N/A

This exception is being requested due to unusual topographic constraints, citing requirements, preservation of existing trees, and/or other undue hardship (describe): _____

N/A

VI. Interior Landscape, Landscape Setbacks along street frontages, and Transitional Landscape Buffers

All landscaping shall comply with the visibility requirements of the City of Arlington. Building line setbacks will correspond to or exceed the transitional landscape buffers and landscape setbacks.

- ☐ **Interior** Landscape shall comply with all City of Arlington ordinance requirements. If compliance with the Landscape Ordinance cannot be obtained, a Substitute Landscape Plan shall be submitted for this site.
- ☐ Landscape Setbacks along **street frontages** shall comply with all City of Arlington ordinance requirements. If compliance with the Landscape Ordinance cannot be obtained, a Substitute Landscape Plan shall be submitted for this site.
- ☐ **Transitional** Landscape Buffers shall comply with all City of Arlington ordinance requirements. If compliance with the Landscape Ordinance cannot be obtained, a Substitute Landscape Plan shall be submitted for this site.
- ☐ This site is **not** required to provide Transitional Landscape Buffers.
- ☐ Interior Landscape, Transitional Landscape Buffers, and Landscape Setbacks will **exceed** City of Arlington ordinance requirements (describe for each):

Existing landscaping includes a stand of trees at the main entry and heavy natural stands of native trees on the North, West and South. There are scattered stands of native trees on the east side of the building shielding the building and parking from the adjacent property – which is used zoned and used for Community Service. The site includes an existing pond of approximately .6 acres. There are existing landscape brick retaining walls surrounding the public portion of the building with mature building landscaping.

VII. Trash Refuse Containers (dumpsters)

- ☐ The location and screening of refuse containers shall comply with City of Arlington ordinance requirements. Describe the screening of the refuse container(s): The loading dock is incorporated into a service niche screened from the North and East (public sides) via the building and an 8' brick screen wall. The service niche is screened on the West by a matching 8' high wood fence. It will be repaired to restore the gates. This fence screens HVAC equipment, a dumpster, transformer and emergency generator pad.

VIII. Height of Building(s)

Residential proximity exists if a site falls under the required height setback envelope as projected from the residential property of origination. This is not limited to properties adjacent to the residential site. If this property is within 1,000 feet of a residential district, then this site is subject to the height setback envelope requirements.

- ☐ Structure height shall comply with City of Arlington ordinance requirements. Describe maximum height of structure(s):

The existing building has hip roofs and common ridges are approximately 24.5 ft high; the cross ridges contain barrel vaulted skylights that create a maximum height of approximately 35'.

- ☐ Structure height shall comply with City of Arlington requirements with the following exception(s):

N/A

This exception is being requested due to unusual topographic constraints, citing requirements, preservation of existing trees, and/or other undue hardship (describe): _____

N/A

IX. Sign(s)

All sign height, location, orientation and size shall comply with the visibility requirements of the City of Arlington. The exceptions to this standard can only be considered for sites with residential adjacency

- ☐ Sign height, location, orientation and size shall comply with City of Arlington ordinance requirements. Describe the height, location and orientation of sign(s):

There is a site entry sign which consist of a tall masonry three-section meandering wall and the name of the business in single letters and logo. The only other signs are way-finding for parking, ADA accessibility signage and drop off. The only requested change will be to replace the lettering on the entry sign with letters for the new occupancy – of similar size. A separate sign permit will be obtained.

- ☐ Sign height, location, orientation and size shall comply with City of Arlington ordinance requirements with the exception that the sign will be located on the side or rear of the commercial structure when such sign abuts or is across a local or minor collector street from a residential use or district.

This exception is being requested due to unusual topographic constraints, citing requirements, preservation of existing trees, and/or other undue hardship (describe): _____

N/A

- ☐ Sign height, location, orientation and size shall comply with City of Arlington ordinance requirements with the exception that any permitted freestanding or wall sign located on a local or minor collector street will be internally illuminated with transparent or translucent faces when abutting a residential use or district.

N/A

This exception is being requested due to unusual topographic constraints, citing requirements, preservation of existing trees, and/or other undue hardship (describe):

N/A

- ☐ Any other exceptions to the Sign Ordinance require approval from the Zoning Board of Adjustments (ZBA). The applicant shall receive the variance or special exception prior to final reading of this zoning case. Upon receipt of the variance or special exception from ZBA, describe the item granted and the case number.

N/A

X. Lighting

The exceptions to this standard can only be considered for sites with residential adjacency.

On-site lighting shall comply with City of Arlington ordinance requirements. The site contains existing pole mounted lights on the access road and on the East and West side of the building for illumination of the drives and parking areas. There are no proposed changes to site lighting.

- ☐ On-site lighting shall comply with City of Arlington ordinance requirements with the exception that lighting will not be shielded away from residential uses.

This exception is being requested due to unusual topographic constraints, citing requirements, preservation of existing trees, and/or other undue hardship (describe):

N/A

- ☐ On-site lighting shall comply with City of Arlington ordinance requirements with the exception that low mounted lights in parking areas within 100 feet of a residential use or district will exceed 20 feet in height. This exception is being requested due to unusual topographic constraints, citing requirements, preservation of existing trees, and/or other undue hardship (describe):

N/A

XI. Utilities

- ☐ Utilities shall comply with City of Arlington location and ordinance requirements. Describe the location of utilities, both above and below ground: All utilities are underground. There is propane gas with an above ground tank. There are no proposed changes to site utilities.

XII. Off-Street Parking

- ☐ Parking shall comply with City of Arlington location and ordinance requirements (describe): There are 96 existing parking spaces on site including 4 ADA Accessible spaces. These spaces exceed the parking requirements of the planned use (1.5 spaces per bed times 56 beds = 84 spaces), but are deemed desirable due to the unique requirements of their business.

- ☐ Landscape Parking shall comply with all City of Arlington Landscape ordinance requirements. If compliance with the Landscape Ordinance cannot be obtained, a Substitute Landscape Plan shall be submitted for this site.

- ☐ Any exceptions to the Parking Ordinance require approval from the Zoning Board of Adjustments (ZBA). The applicant shall receive the variance or special exception prior to final reading of this zoning case. Upon receipt of the variance or special exception from ZBA, describe the item granted and the case number.

Additional Information

Business Purpose:

The proposed PD zoning will allow reuse of this property under the original use for which the facility was designed and built, a psychiatric hospital. The newly refurbished hospital will accommodate the health needs of local residents with 56 beds and the facility will employ approximately 150 people. This use will allow the property to be placed on the tax rolls of the City of Arlington whereas its' previous approved non-conforming use was that of a tax-exempt religious institute.

Zoning District

Even though this tract is in the Tierra Verde Overlay district which is planned for residential use, the subject property is on the perimeter, and separated from other property in the district by property owned by the City of Arlington used for a Sports Complex and Golf Course. Its other boundaries are U. S. Highway 287 and two previously developed commercial and community service uses. There should be no impact to future residential development in this overlay district.

The Facility Improvements:

The work on the exterior of the building will be limited to modifying a sidewalk access from the ADA Accessible spaces to allow fully compliant access (a new switchback on an excessive slope) and repair of existing fencing.

The interior work will include:

1. Replacement of a few party walls between patient rooms that were removed by the previous building use
2. New finishes
3. New mechanical, plumbing and electrical equipment to replace old equipment
4. General cleanup and replacement of damaged surfaces due to wear

Sustainability

The property will maximize the community's goals of sustainable development in that no existing buildings will be demolished and no new buildings will be built – the existing structures will receive minor refurbishment and be fully reused.

Plan Review by State of Texas Regulatory Agencies:

1. The state of Texas Health Department will provide an initial survey to establish acceptability of the facility and then a final inspection and acceptance prior to licensing by the State. TDH has informed the architect that they will review all licensing requirements based on the codes in place at the time of the building's original licensing.
2. The state of Texas Department of Licensing and Regulations has informed the architect that they will review all compliance (TAS) based on the codes in place at the time of the building's original licensing.

Access Easements for Future Pedestrian Trail System and Connection to Martin Luther King, Jr. Sports Complex:

An access easement for a pedestrian trail and connection to the Martin Luther King, Jr. Sports Complex to the West may be voluntarily provided at the request of the Parks Dept in the future.

Case Information



Applicant: CMT, Inc. represented by Terry Searcy

Owner: Trust Management, Inc. represented by Robert C. Finley

Sector Plan: Southwest

Council District: 2

Allowable Uses: Hospital, psychiatric

Development History: The subject site is unplatted and commonly known as Tract 1A1 of the A.J. Russell Survey, Abstract 1279.

The subject site was annexed August 1985 and has been zoned "VG-A" since December 13, 2006, when City Council adopted the Village on the Green at Tierra Verde Master Plan.

Previous zoning cases in the general vicinity in the past five years include:

Case No.	Location	Request	Disposition
Z06-23	North	"D" to "R2"	Approved
Z06-02	West	"A" to "E"	Approved

Transportation: The development proposes access from U.S 287 Highway.

Thoroughfare	Existing	Proposed
U.S. 287 frontage road	Two lane, one way Frontage Road with a varying right-of-way	Three lane, one way Frontage Road with a varying right-of-way

Traffic Impact: Change in proposed use will increase the average daily trips by 326, with an addition of 16 trips during the a.m. peak hour and 23 trips during p.m. peak hour. The additional trips will not significantly impact the adjacent roadway systems.

Water & Sewer: Water and sewer are available to the site.

Drainage: The site is located within the Rush Creek drainage basin and 80-percent of the site is within the FEMA floodplain. No significant drainage impacts are expected to result from development of this site as long as all relevant city ordinances are complied with.

Case Information



Fire:	Fire Station Number 13, located at 7100 Russell Curry Road, provides protection to this site. The estimated fire response time is 1.51 minutes, which is in keeping with recommended standards.
School District:	This property is located in the jurisdiction of the Kennedale Independent School District (KISD). KISD has not indicated the proposal has any impact on the school district.
Notices Sent:	
Neighborhood Associations:	Arlington Chamber of Commerce Downtown Development Arlington Neighborhood Council East Arlington Review Southeast Arlington Community Alliance WeCan (West Citizen Action Network) Arbor Oaks HOA Raintree Neighborhood Association Southwest Action Team of Arlington SSHARP
Property Owners:	8
Letters of Support:	0
Letter of Opposition:	0

PLANNING AND ZONING COMMISSION SUMMARY:

Public Hearing: July 14, 2010

Zoning Case PD10-4 (Sundance Hospital -7000 U.S. 287 Highway)

Application to change the zoning on approximately 30.704 acres from "VG-A" (Village on the Green at Tierra Verde-Agriculture) to "VG-PD (Village on the Green at Tierra Verde-Planned Development) for a hospital, psychiatric" with concept brief; 7000 U.S. 287 Highway generally located south of Eden Road and west of U.S. 287 Highway

Jennifer Ramirez, Planner, presented this case.

Present to speak in support of this case was Terry Searcy of CMT, 15280 Addison Road, Addison, TX 75001. He stated that the site had remained in its current state since 1986. The property is bound on both sides by the Tierra Verde Golf Course and Sports Complex. The facility was originally designed as a psychiatric hospital and operated in that capacity until 1999 when it was purchased by another hospital group and later closed. Since then it has been converted to a church use with a related school facility. The church group is moving out and the facility is reverting back to its original ownership. The remaining adjacent properties are two buildings located along Interstate 287 and operated by Avalon Alzheimer's Clinic. He stated that only 20 percent of the property is above floodplain. He felt that the proposal was the highest and best use for that property. The owners are committed to allow the city to develop a walking trail system along the west side from the sports complex and allow use of the practice football field that is already on the subject site. He stated that the main asset was the preservation of the open lands. The facility would also be a good asset to the city in that the hospital would hire 150-168 new employees. The hospital use will add the property back onto the tax rolls, and it conforms to the buildings original purpose. The project has very limited construction activity and most of the work will be minor cosmetic repairs and restoration of a fence. Once the new owners close on the property, they will obtain the required building permits and work with City staff.

Case Information



Present to speak in support of this case was Kishore Sunkara, 2707 Airport Freeway, Fort Worth, TX 76111. He spoke on behalf of two other psychiatric doctors, stating that they had known the facility for 15 years, and that there were only four free standing psychiatric hospitals in the area and one was the east Arlington facility, which was almost always full.

Present to go on record in support of this case was P.M. Kumar, 2707 Airport Freeway, Fort Worth, TX 76111.

Present to go on record in support of this case was Raja Indukuri, 2707 Airport Freeway, Fort Worth, TX 76111.

Present to go on record in support of this case was Eric Nunnally, 1250 East Copeland Road.

Present to go on record in support of this case was Jimmie Lou Cockrell, 2707 Airport Freeway, Fort Worth, TX 76111.

Acting Chair Pokrifcsak asked for a motion from the Commission. Commissioner Piel made a motion to approve. Seconded by Commissioner Forbes, the motion carried with a vote of 8-0-0.

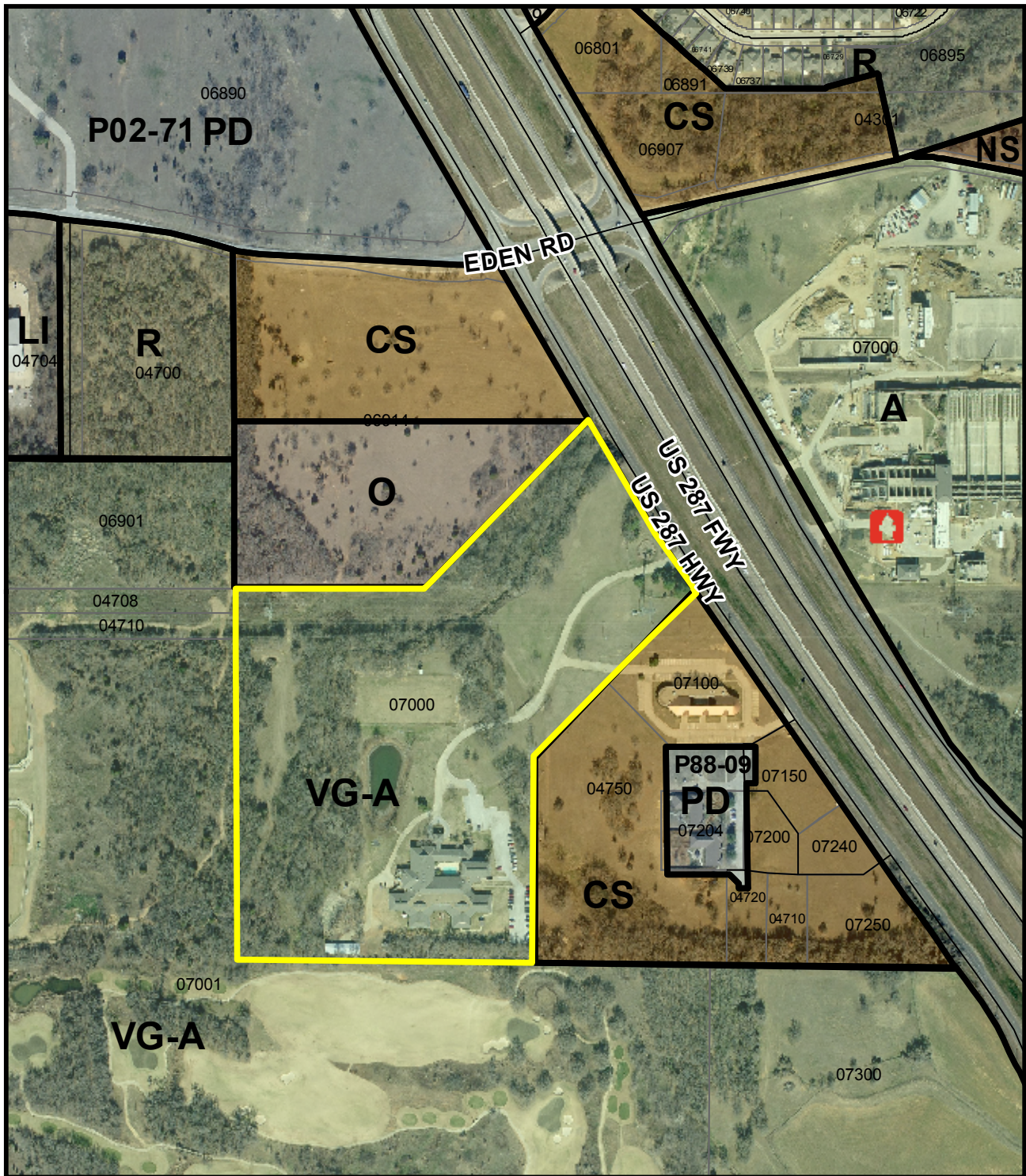
APPROVED

Itemized Allowable Uses



Allowable Uses:

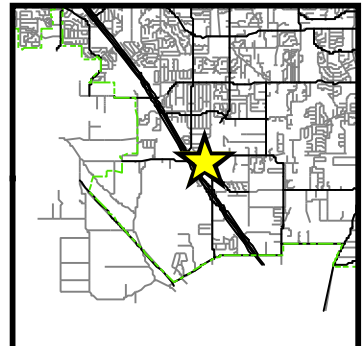
“VG-PD” (Village on the Green at Tierra Verde-Planned Development) **for a hospital, psychiatric”** with concept brief



LOCATION MAP PD10-4



"VG-A" TO "VG-PD" FOR A HOSPITAL,
PSYCHIATRIC WITH CONCEPT BRIEF
30.704 ACRES



PD10-4

"VG-PD for a hospital, psychiatric" with concept brief
South of Eden Road and west of U.S. 287 Highway



Looking at the primary building front entrance. View south.



Looking at the site parking lot and existing trees beyond. View south.



Looking at the adjacent vacant Alzheimer's care facility. View south.



Looking at the adjacent Alzheimer's care facility. View east.



June 14, 2010

Jennifer Ramirez, Planner
Community Development & Planning
City of Arlington
101 W. Abram St
Arlington, Texas 76004

Re: Application for Zoning Change
PD – Concept Brief
Sundance Hospital
7000 S US Highway 287
Arlington, Texas

Dear Jennifer:

We are submitting a new zoning application under separate letter based on our meeting with you and Mr. Parajon on Friday, June 4, 2010. In addition to the application, the zoning applicants would like to express their concern for the time constraints paced on their project which are beyond their control.

The applicant developing this project has a deadline of December 31, 2010 by Federal and State law to be in operation as a licensed hospital. Given the time required for a very aggressive design and construction schedule and the lengthy licensing process, the applicant respectfully requests that this zoning change to PD - Concept Brief be heard at the July 14, 2010 Planning and Zoning Meeting and should the case be approved, they be given an emergency one-time hearing at City Council on August 3, 2010.

Applicant further respectfully requests that City Departments be given approval to review Architectural Plans prior to July 14, 2010 to allow for issuance of a building permit with comments and permission to proceed on August 4, 2010, or as early as practical should the zoning request be approved at the City Council Meeting on August 3, 2010.

Applicant takes all responsibility for risk associated with City of Arlington requirements placed on the project during the Zoning approval and plan review for Building Permit.

Jennifer, we appreciate your assistance in this process and we look forward to working with you and the City Departments on Sundance Hospital. If you have any questions, please do not hesitate to call.

Sincerely,

CONSTRUCTION MANAGEMENT TECHNOLOGY, INC.

Terry Searcy
Senior Project Manager

cc: Dr. Raju Indukuri
Dr. Kishore Sunkara
Dr. Puskoor Kumar
Prasad Gadiraju
Eric Nunnally

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